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Results of the 1985 Household Survey

Some Highlights

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Presentation for 1990 Household Survey

February 28, 1989

Policy Development and Research Department

Alexander Ganz, Director

City of Boston Raymond L. Flynn, Mayor
Boston Redevelopment Authority Stephen Coyle, Director

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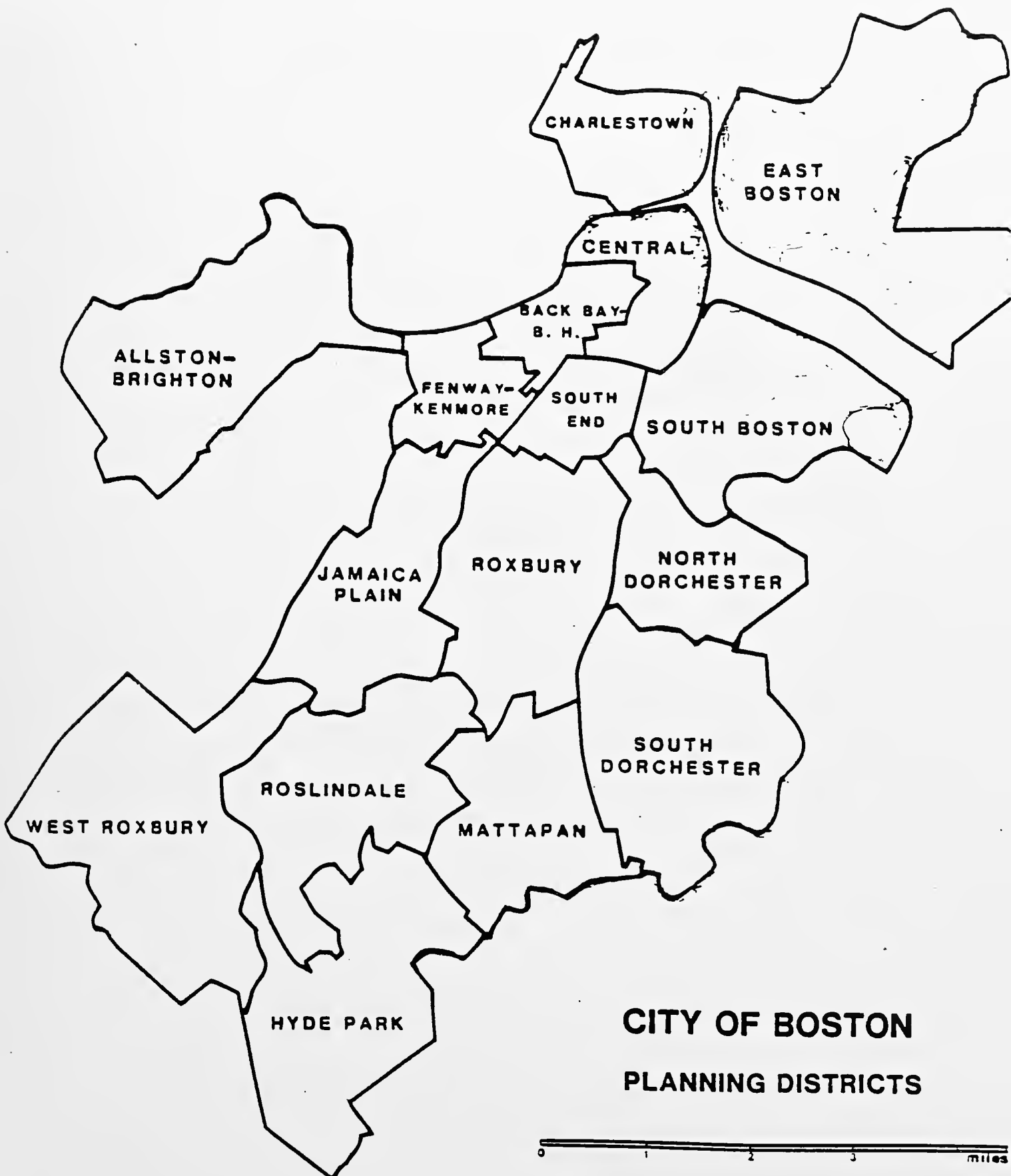
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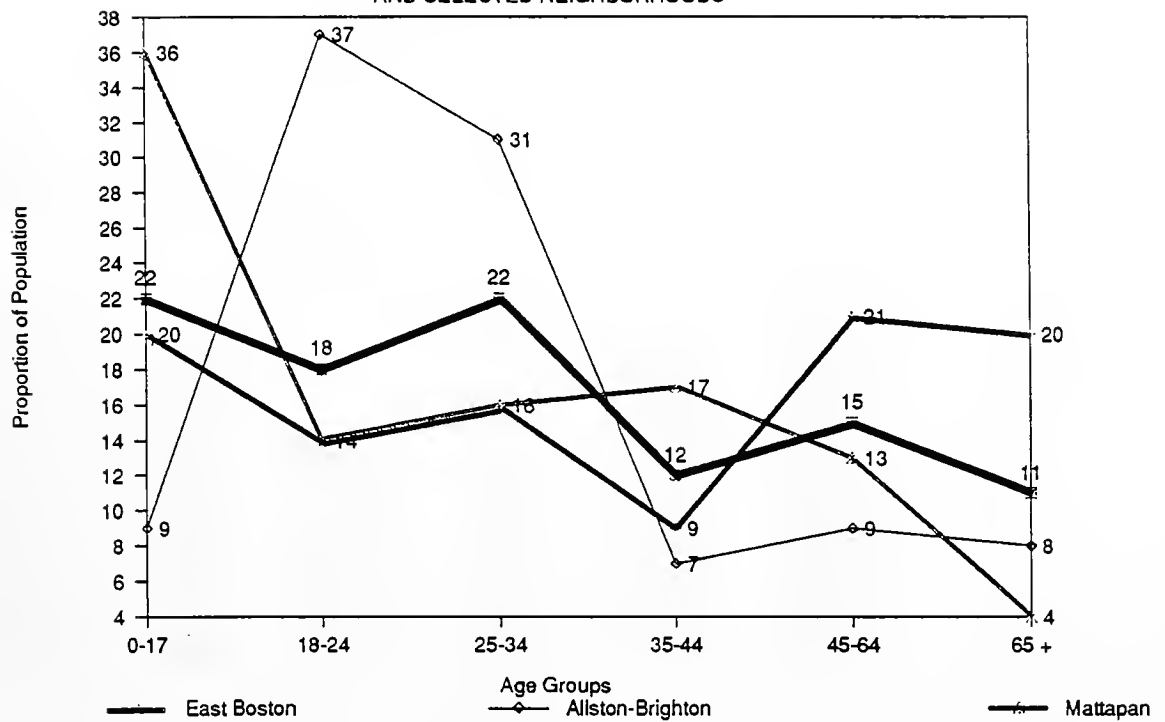
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CITY OF BOSTON
PLANNING DISTRICTS

1985 AGE DISTRIBUTION FOR BOSTON

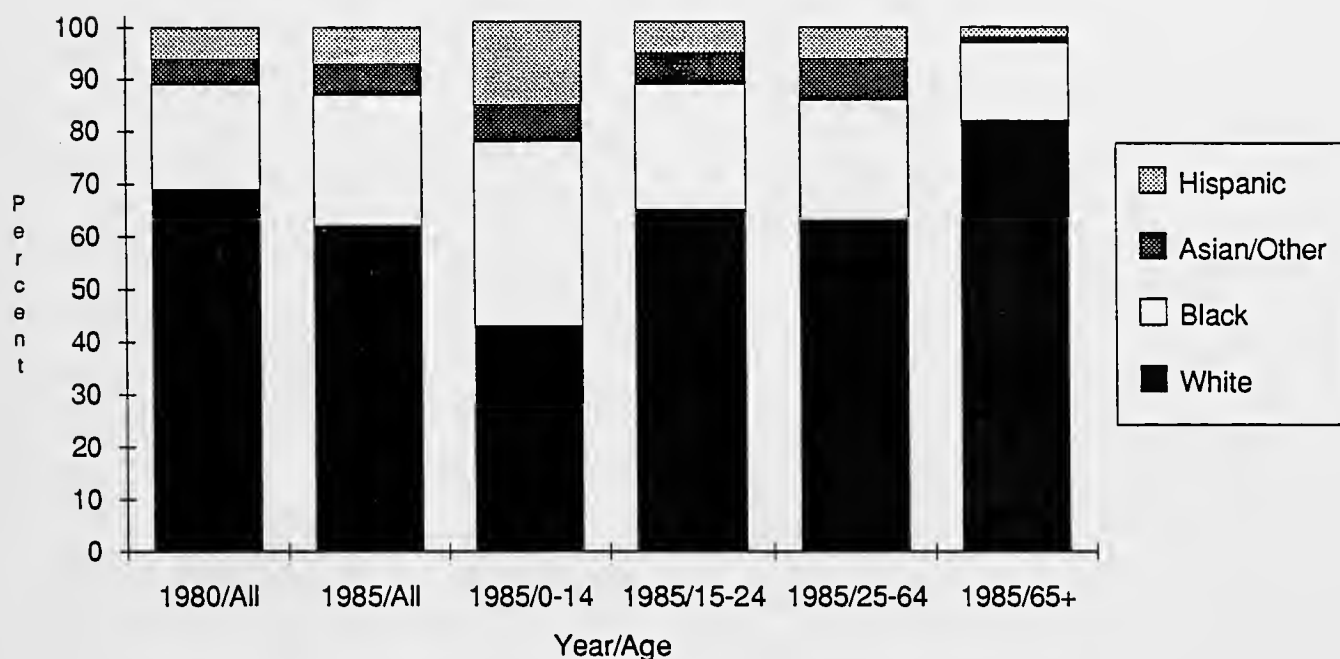
AND SELECTED NEIGHBORHOODS



AGE

- * Average age of Boston residents has increased from 28 to 29 between 1980 and 1985.
- * Children form a smaller proportion of the population in 1985 than in 1980.
- * Persons 35-44 form a larger proportion of the 1985 population than they did in 1980.
- * Age distributions for neighborhoods differ markedly from those for the city.

RACE AND HISPANIC ORIGIN OF HOUSEHOLD POPULATION 1980 AND 1985 BY AGE



RACE AND HISPANIC ORIGIN

* Minority groups increased as a proportion of Boston's household population, from 31 to 38 percent, between 1980 and 1985.

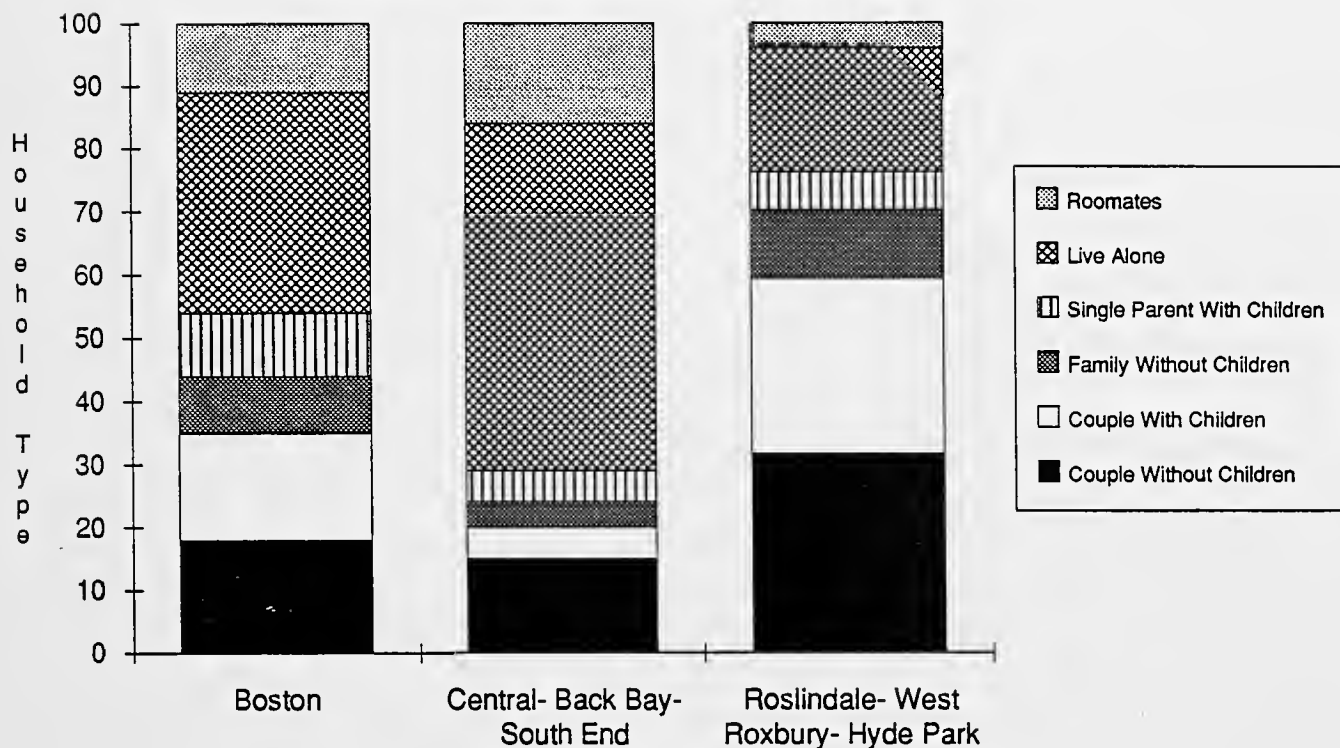
* In 1985, white, non-Hispanics comprised 62 percent of persons in households, but 82 percent of those aged 65 and older and only 43 percent of those under 15 years.

* Blacks formed 25 percent of the household population but 35 percent of those under 15 years.

* Hispanics formed 6 percent of the household population but 16 percent of those under 15 years.

* The age distributions of whites and minority groups indicate the tendency of natural increase to bring a higher minority proportion in Boston's future population.

1985 HOUSEHOLD COMPOSITION, BOSTON AND SELECTED NEIGHBORHOODS



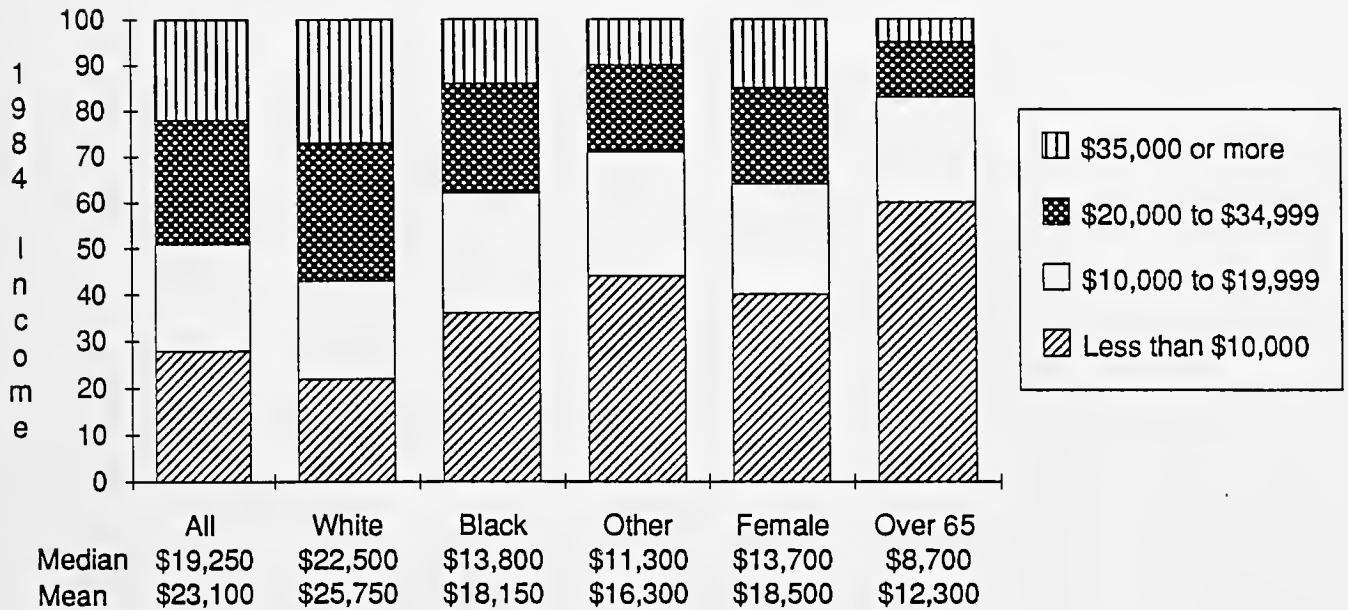
HOUSEHOLD COMPOSITION

* The household composition in 1985 was little changed from that of 1980.

* Single persons living alone accounted for 35 percent of households in Boston, 55 percent of households in the downtown residential area, and 20 percent of households in the suburban-like neighborhoods.

* Married couples with children comprise 17% of Boston households, with a range of 28% in the suburban-like neighborhoods to 5% in the downtown residential areas.

HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND SPECIFIED SUBGROUPS



HOUSEHOLD INCOME

- * About one-fourth of all Boston households fall into each of the four income categories.
- * The income distributions of households headed by minorities, females, and those over 65 show higher proportions in the lower income groups than do whites.
- * Elderly-headed households have the lowest incomes in 1984, with a mean of \$8,700 and a median of \$12,300.
- * The median income of other minorities is about one-half that of white-headed households.

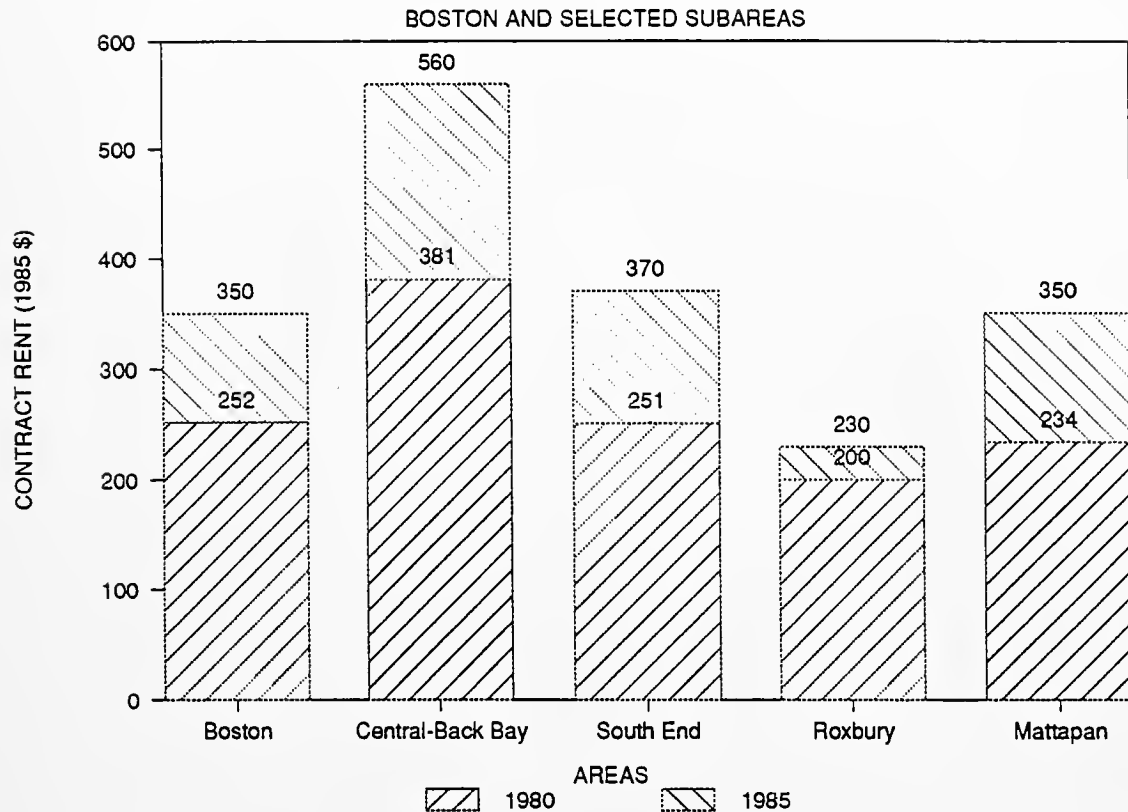
Proportion in Poverty among Persons
Living in Boston by Age Groups and by
Race - Spanish Origin; 1985
(in percent; standard error in parentheses)

<u>Age</u>	<u>White, not</u>		<u>Minority</u>		<u>Total</u>	<u>N</u>
	<u>Hispanic</u>	<u>N</u>		<u>N</u>		
0 - 4 years	18(5)	79	41(5)	104	31(4)	183
5 - 17 years	17(3)	185	44(3)	256	33(2)	441
18 - 24 years	20(2)	379	33(5)	165	24(2)	544
25 - 34 years	8(1)	413	23(3)	231	13(1)	644
35 - 44 years	6(2)	211	22(4)	128	12(2)	339
45 - 54 years	11(3)	142	29(7)	52	16(3)	194
65 years or older	21(3)	229	34(7)	50	23(3)	279
All ages	13(1)	1751	32(2)	1062	21(1)	
2813						

Note: Based on 2,817 observations (weighted).
Minority includes Black, Asian, Native American, Other race, and Hispanic. The last includes both self-designated Hispanics and those allocated to Hispanic on the basis of country of birth or language spoken at home.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985.

MEDIAN CONTRACT RENT, 1980 AND 1985



CONTRACT RENT

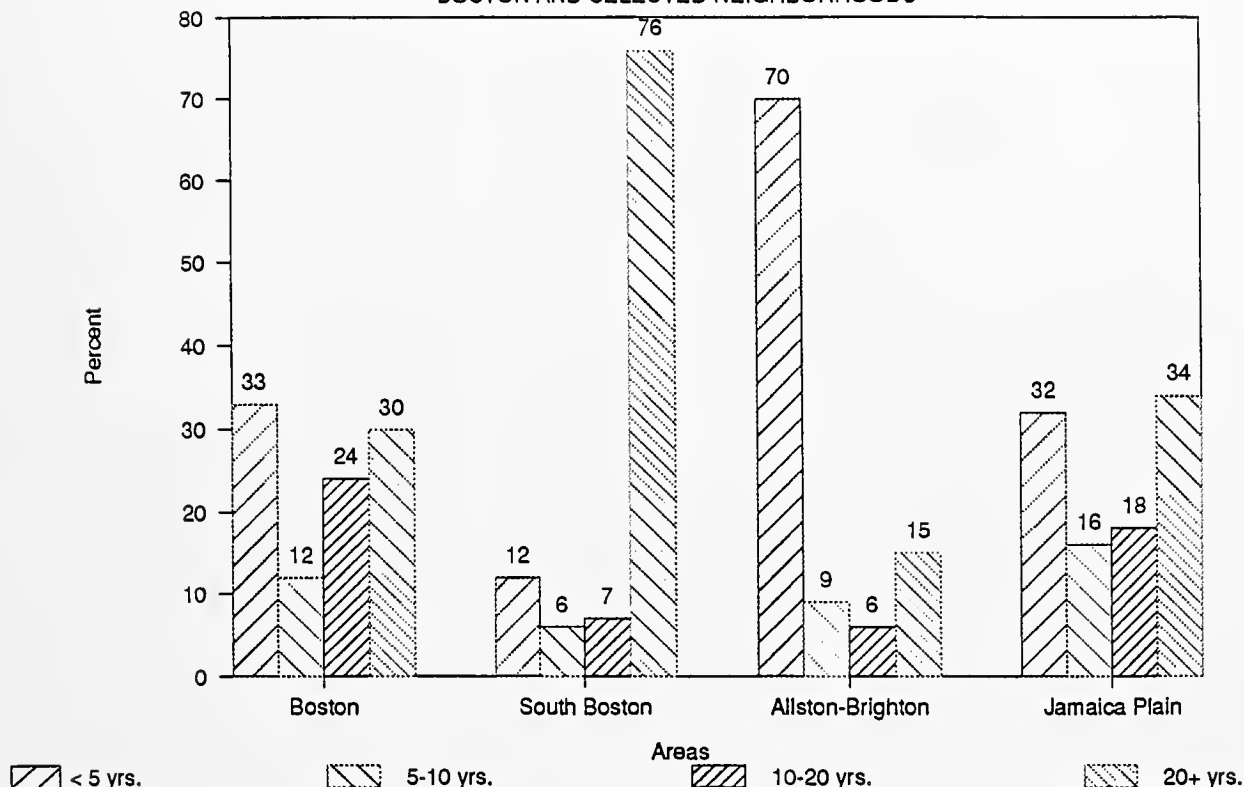
* Median contract rent increased 39 percent between 1980 and 1985, as measured by the 1980 and 1985 Household Surveys. The Boston Metropolitan Area Consumer Price Index rose by 32.5 percent in the same period.

* Central/Back Bay-Beacon Hill had the highest median contract rent, \$560, in 1985. East Boston/Charlestown/South Boston had the lowest, at \$220.

* Median contract rent increased by 50 percent in Mattapan, 47 percent in Central/Back Bay-Beacon Hill and South End, and 15 percent in Roxbury.

YEARS OF RESIDENCE IN BOSTON OF HEADS

BOSTON AND SELECTED NEIGHBORHOODS

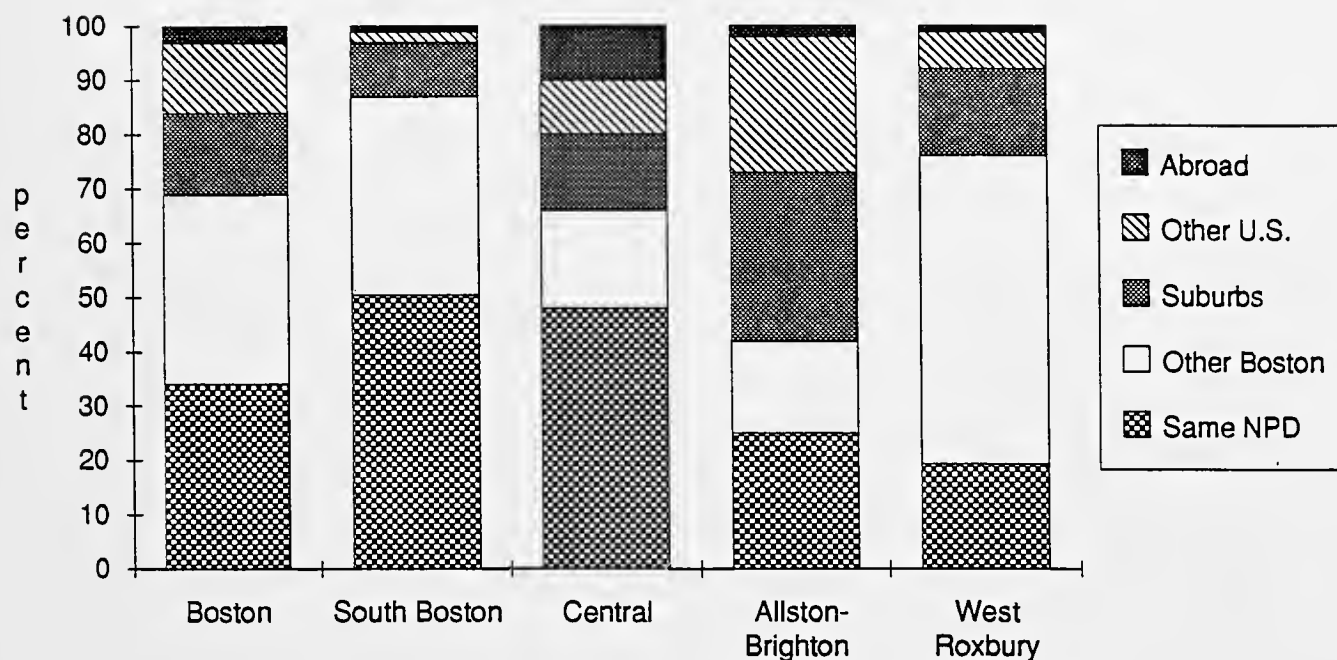


LENGTH OF RESIDENCE IN BOSTON

- * One-third of Boston family heads and singles have moved into the city in the past five years.
- * Thirty percent of Boston's family heads and singles are long-term residents of 20 years or more.
- * Each neighborhood has a unique pattern of length of residence that differs from that of Boston. In most cases, the differences from the city total are striking.
- * South Boston typifies neighborhoods with low mobility and turnover. Only 12 percent of heads moved in between 1980 and 1985, while 76 percent have lived in Boston for 20 years or more.
- * Allston-Brighton typifies neighborhoods with high mobility and turnover. Fully 70 percent of Allston-Brighton heads were newcomers in the five years preceding the survey. Only 15 percent have been Boston residents for 20 years or longer.
- * Jamaica Plain shows a pattern similar to Boston's.

PREVIOUS RESIDENCE, FAMILIES AND SINGLES

BY CURRENT NEIGHBORHOOD PLANNING DISTRICT, 1985



PREVIOUS RESIDENCE

* Of those who have ever moved to a new housing unit, 34 percent moved within the same neighborhood and 35 percent moved from another neighborhood within Boston.

* Of the 31 percent who moved into Boston, 15 percent moved from the suburbs, 13 percent from the rest of the United States and 3 percent from abroad.

* In South Boston, 50 percent previously lived in South Boston and 36 percent in other Boston neighborhoods.

* Sixty-six percent of in-movers to Central came from that neighborhood while fully 10 percent came from abroad, the largest percentage in any Boston neighborhood, reflecting in part substantial migration from Asia.

* A larger proportion of movers to Allston-Brighton residences, 58 percent, came from outside of Boston than from within.

Life Cycle Status, Race and Hispanic Origin and Income of All Family Unit
Heads and of Those Resident in Boston less than 5 Years, 1985
(in percent; standard error in parentheses)

	<u>Length of Residence in Boston</u>	
	<u>Less than 5 years</u>	<u>All</u>
Life Cycle Status		
< 30, unmarried, no children	63(2)	26(1)
< 30, married, no children	4(1)	3(*)
< 30, children present	5(1)	5(1)
30-39, unmarried, no children	11(2)	10(1)
30-39, married, no children	2(1)	2(*)
30-39, children present	6(1)	11(1)
40-64, unmarried, no children	5(1)	14(1)
40-64, married, no children	1(*)	7(1)
40-64, children present	2(1)	9(1)
65+, unmarried, no children	1(*)	9(1)
65+, married	*(*)	5(1)
Total	100	100
N	498	1494
Race and Hispanic Origin		
White	76(2)	65(1)
Black	10(1)	24(1)
Asian and other	8(1)	5(1)
Hispanic	6(1)	6(1)
Total	100	100
N	500	1532
Income		
Less than \$10,000	33(2)	33(1)
\$10,000-19,000	31(2)	25(1)
\$20,000-29,000	18(2)	19(1)
\$30,000-39,000	9(1)	12(1)
\$40,000-49,000	2(1)	5(1)
\$50,000 or more	6(1)	7(1)
Total	100	100
N	472	1348

Note: * Less than 0.5 percent. May not sum to column totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and
Employment Agency Household Survey, conducted by Center for Survey
Research, UMass-Boston, 1985.

Footnote: 1. Children refer to minor children, less than 18 years old.

LABOR FORCE PARTICIPATION

- * Two-thirds of working age persons were in the labor force in 1985.
- * Participation rates for those aged 25-44 years exceeded 80 percent.
- * While unemployment rates were low, one-in-four persons aged 16-19 years was unemployed.

Labor Force Participation and Unemployment Rates for Boston Residents,
by Age, 1985 (in percent; standard error in parentheses)

<u>Age</u>	<u>Labor Force Participation</u>		<u>Unemployment</u>	
	<u>Rate</u>	<u>N</u>	<u>Rate</u>	<u>N</u>
16-19 years	48(4)	191	24(5)	92
20-24 years	77(2)	472	4(1)	363
25-29 years	80(2)	424	7(2)	339
30-34 years	84(2)	274	6(2)	230
35-44 years	87(2)	388	6(1)	338
45-54 years	77(3)	261	4(2)	202
55-64 years	51(4)	238	2(1)	122
65 + years	13(2)	342	2(2)	45
Total	67(1)	2588	6(1)	1725

Note: Based on 2,588 observations (weighted).

"N cases" indicates the number of cases in the sample on which the labor force participation and unemployment are based.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.
